

DO YOU KNOW YOUR "NO-BUILD ZONE"?

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Chief Building Official*

Every single family dwelling on every lot in every subdivision in almost every City or County in the State of Utah has a "No Build Zone". This area surrounds your home and must be kept clear from the ground to the sky for the life of the home. Detached structures may be authorized with a building permit if located in the rear yard at least 6 feet behind the home. This open strip of land on your property on all sides of your home is required for two reasons:

1. The Building Inspection Departments and Fire Departments throughout Utah require this open space buffer to prevent fire from jumping across property lines from one neighbor's home (or garage) to the next neighbor's structures.
2. The Planning & Zoning Departments throughout Utah require this open space buffer between properties to maintain comfortable living space, light, and air between neighbors and provide emergency and vehicle access to the backyard.

Typically this open space buffer or "setback requirement" is established by City administration. There are very few exceptions. While you may like your current neighbor and have no problem with him extending his building close to your property line, you may not feel the same when the next neighbor buys that home. While the front, rear, and side yard setbacks vary somewhat from zone to zone, they are pretty typical as shown below of what you find in most cities or counties in any state in the country.

Regardless of the quality of the construction, buildings cannot be extended too close to the property lines. And most lots these days have little or zero room for building additions. This applies to room additions, garages, carports, sheds, gazebos, and aluminum awnings as well. So before you decide to start adding on to your home, know your "No Build Zone". **You can verify your "No Build Zone" at City Hall or call (801) 963-3312.** Once we have your address we can tell you where you can and where you cannot build on your property. For more details, you can reach me at (801) 963-3276.

